



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning &
Stanley Smalewitz, Director of Economic Development
BY: Jennifer Villaseñor, Associate Planner *JV*
DATE: October 12, 2009

SUBJECT: **GENERAL PLAN AMENDMENT NO. 08-007/ LOCAL COASTAL PROGRAM
AMENDMENT NO. 08-002/ ZONING TEXT AMENDMENT NO. 08-004
(SPECIFIC PLAN NO. 5 – DOWNTOWN SPECIFIC PLAN UPDATE – Continued
from October 6, 2009 with the Public Hearing Closed)**

APPLICANT: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

LOCATION: The project site consists of the existing Downtown Specific Plan area. No changes to the existing specific plan boundaries are proposed.

STATEMENT OF ISSUE:

On Tuesday, October 6, 2009, the Planning Commission continued the subject applications to a special meeting on Monday, October 12, 2009. Attached for your continued consideration is the October 6, 2009, Planning Commission staff report (See Attachment No. 1).

♦ **Staff's Recommendation:**

Approve General Plan Amendment No. 08-007, Local Coastal Program Amendment No. 08-002 and Zoning Text Amendment No. 08-004 with the errata to the June 2009 draft DTSP Update (Attachment No. 1) based upon the following:

- Facilitates new development in the DTSP area by proposing development standards and design guidelines that encourage development and redevelopment of underutilized parcels.
- Facilitates the creation of a healthy mix of land uses that would serve as a destination to both residents and visitors.
- Facilitates mixed use development that would increase housing opportunities in the downtown core to provide a larger population base that would utilize the businesses in the downtown on a year-round basis.
- Encourages high quality, sustainable development in the DTSP area.
- Implements the vision for the DTSP area to be a pedestrian-oriented urban village for both residents and visitors with a strong link to the ocean.
- Encourages development to build upon the "Surf City" culture by utilizing ocean themes for both private and public projects through the proposed Design Guidelines and Streetscapes.
- Compatible with existing commercial and residential uses in the DTSP area that were established under the development standards and policies of the existing DTSP.

- Provides housing opportunities at densities that would provide housing options for diverse household types and would help to meet the City's housing goals, including goals for affordable housing.

RECOMMENDATION:

Motion to:

- A. "Approve General Plan Amendment No. 08-007 by approving draft City Council Resolution No. ____ (Attachment No. 4 of October 6, 2009 PC Staff Report) and forward to the City Council for adoption."
- B. "Approve Local Coastal Program Amendment No. 08-002 with findings for approval (Attachment No. 3) by approving draft City Council Resolution No. ____ (Attachment No. 6 of October 6, 2009 PC Staff Report) and forward to the City Council for adoption."
- C. "Approve Zoning Text Amendment No. 08-004 with the errata to the June 2009 draft DTSP Update (Attachment No. 1 of October 6, 2009 PC Staff Report) with findings for approval (Attachment No. 2 of October 6, 2009 PC Staff Report) by approving draft City Council Resolution No. ____ (Attachment No. 5 of October 6, 2009 PC Staff Report) and forward to the City Council for adoption."
- D. "Approve CEQA Findings of Fact with a Statement of Overriding Considerations - EIR No. 08-001 (Attachment No. 15 of October 6, 2009 PC Staff Report)."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- 1. "Approve General Plan Amendment No. 08-007, Local Coastal Program Amendment No. 08-002 and Zoning Text Amendment No. 08-004 with modifications to Subdistrict 1A (**PLANNING COMMISSION ALTERNATIVE**) by approving the draft City Council Resolution Nos. ____ (Attachment Nos. 4, 5 and 6 of October 6, 2009 PC Staff Report) and forward to the City Council for adoption."
- 2. "Continue General Plan Amendment No. 08-007, Local Coastal Program Amendment No. 08-002 and Zoning Text Amendment No. 08-004 and direct staff accordingly."
- 3. "Deny General Plan Amendment No. 08-007, Local Coastal Program Amendment No. 08-002 and Zoning Text Amendment No. 08-004 with findings for denial."

ATTACHMENTS:

- 1. October 6, 2009, Planning Commission Staff Report